

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: DENVER
Local Government Number: 09G064

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DENVER URBAN RENEWAL	09005	6

TIF Debt Outstanding: 1,937,855

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	1	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	66,931
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	66,931

Rebate Expenditures:	0
Non-Rebate Expenditures:	59,989
Returned to County Treasurer:	0
Total Expenditures:	59,989

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	6,943	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 1,870,923

Urban Renewal Area Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL
 UR Area Number: 09005
 UR Area Creation Date: 10/1994

The urban renewal plan has been developed to help local officials promote economic development in the City of Denver. The primary goal of the plan is to stimulate, through public involvement and commitment private investment in commercial, industrial and residential development and to create a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DENVER CITY/DENVER SCH/ UR TIF INCREM	09069	09070	2,968,000
DENVER CITY AG/DENVER SCH/UR TIF INCREM	09079	09080	0
DENVER CITY/DENVER SCH/AMEND TIF INCREM	09121	09122	0
DENVER CITY/DENVER SCH/AMEND #2 TIF INCREM	09153	09154	0
DENVER CITY AG/DENVER SCH/AMEND #2 TIF INCREM	09155	09156	0
DENVER CITY/DENVER SCH/AMEND #3 TIF INCREM	09157	09158	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	47,468,290	8,881,110	1,910,610	0	-96,304	58,163,706	0	58,163,706
Taxable	0	26,455,739	7,992,999	1,719,549	0	-96,304	36,071,983	0	36,071,983
Homestead Credits									215

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

1

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 66,931
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 66,931

Rebate Expenditures: 0
 Non-Rebate Expenditures: 59,989
 Returned to County Treasurer: 0
Total Expenditures: 59,989

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

6,943

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For DENVER URBAN RENEWAL

Sterling Tops TIF

Description:	Sterling Tops is moving to Bender's Foods Building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Brothers Market TIF

Description:	Brothers Market Constructed a new Grocery Store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2015 Housing Grant TIF

Description:	20 Housing Grants were made to Homeowners that constructed New Homes in Denver
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Tierney & Moeller TIF

Description:	New Pharmaceutical Manufacturing Facility
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

2016 Housing Grant TIF

Description:	10 Housing Grants were made to Homeowners
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Silber Property Purchase

Description:	Pruchased John Silber Lot (Entrance to Community)
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For DENVER URBAN RENEWAL

2008 Tierney & Moeller TIF

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	137,500
Interest:	17,946
Total:	155,446
Annual Appropriation?:	Yes
Date Incurred:	02/01/2008
FY of Last Payment:	2020

2013 Sterling Tops TIF

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	83,200
Interest:	9,152
Total:	92,352
Annual Appropriation?:	Yes
Date Incurred:	06/01/2013
FY of Last Payment:	2023

2014 Brothers Market

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	335,000
Interest:	134,732
Total:	469,732
Annual Appropriation?:	Yes
Date Incurred:	08/29/2014
FY of Last Payment:	2031

2015 Housing Grant TIF

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	525,000
Interest:	86,381
Total:	611,381
Annual Appropriation?:	Yes
Date Incurred:	06/12/2015
FY of Last Payment:	2031

2016 Housing Grant TIF

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	250,000
Interest:	54,750
Total:	304,750
Annual Appropriation?:	Yes
Date Incurred:	06/17/2016
FY of Last Payment:	2026

2016 Silber Property Purchase

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	250,000
Interest:	54,194
Total:	304,194
Annual Appropriation?:	Yes
Date Incurred:	06/30/2016
FY of Last Payment:	2026

Non-Rebates For DENVER URBAN RENEWAL

TIF Expenditure Amount:	33,482
Tied To Debt:	2008 Tierney & Moeller TIF
Tied To Project:	Tierney & Moeller TIF

TIF Expenditure Amount:	12,688
Tied To Debt:	2013 Sterling Tops TIF
Tied To Project:	Sterling Tops TIF

TIF Expenditure Amount:	13,819
Tied To Debt:	2014 Brothers Market
Tied To Project:	Brothers Market TIF

TIF Taxing District Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL (09005)
 TIF Taxing District Name: DENVER CITY/DENVER SCH/ UR TIF INCREM
 TIF Taxing District Inc. Number: 09070
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2033

UR Designation	
Slum	10/1994
Blighted	10/1994
Economic Development	10/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	47,468,290	8,881,110	1,910,610	0	-96,304	58,163,706	0	58,163,706
Taxable	0	26,455,739	7,992,999	1,719,549	0	-96,304	36,071,983	0	36,071,983
Homestead Credits									215

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	15,884,656	36,071,983	2,968,000	33,103,983	748,103

FY 2016 TIF Revenue Received: 66,931

TIF Taxing District Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL (09005)
 TIF Taxing District Name: DENVER CITY AG/DENVER SCH/UR TIF INCREM
 TIF Taxing District Inc. Number: 09080
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2033

UR Designation	
Slum	07/1999
Blighted	07/1999
Economic Development	07/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	139,187	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL (09005)
 TIF Taxing District Name: DENVER CITY/DENVER SCH/AMEND TIF INCREM
 TIF Taxing District Inc. Number: 09122
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2033

UR Designation	
Slum	07/1999
Blighted	07/1999
Economic Development	07/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	19,800	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL (09005)
 TIF Taxing District Name: DENVER CITY/DENVER SCH/AMEND #2 TIF INCREM
 TIF Taxing District Inc. Number: 09154
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,551,400	0	0	0	0

FY 2016 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL (09005)
 TIF Taxing District Name: DENVER CITY AG/DENVER SCH/AMEND #2 TIF INCREM
 TIF Taxing District Inc. Number: 09156

TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	363,110	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DENVER (09G064)
 Urban Renewal Area: DENVER URBAN RENEWAL (09005)
 TIF Taxing District Name: DENVER CITY/DENVER SCH/AMEND #3 TIF INCREM
 TIF Taxing District Inc. Number: 09158

TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0